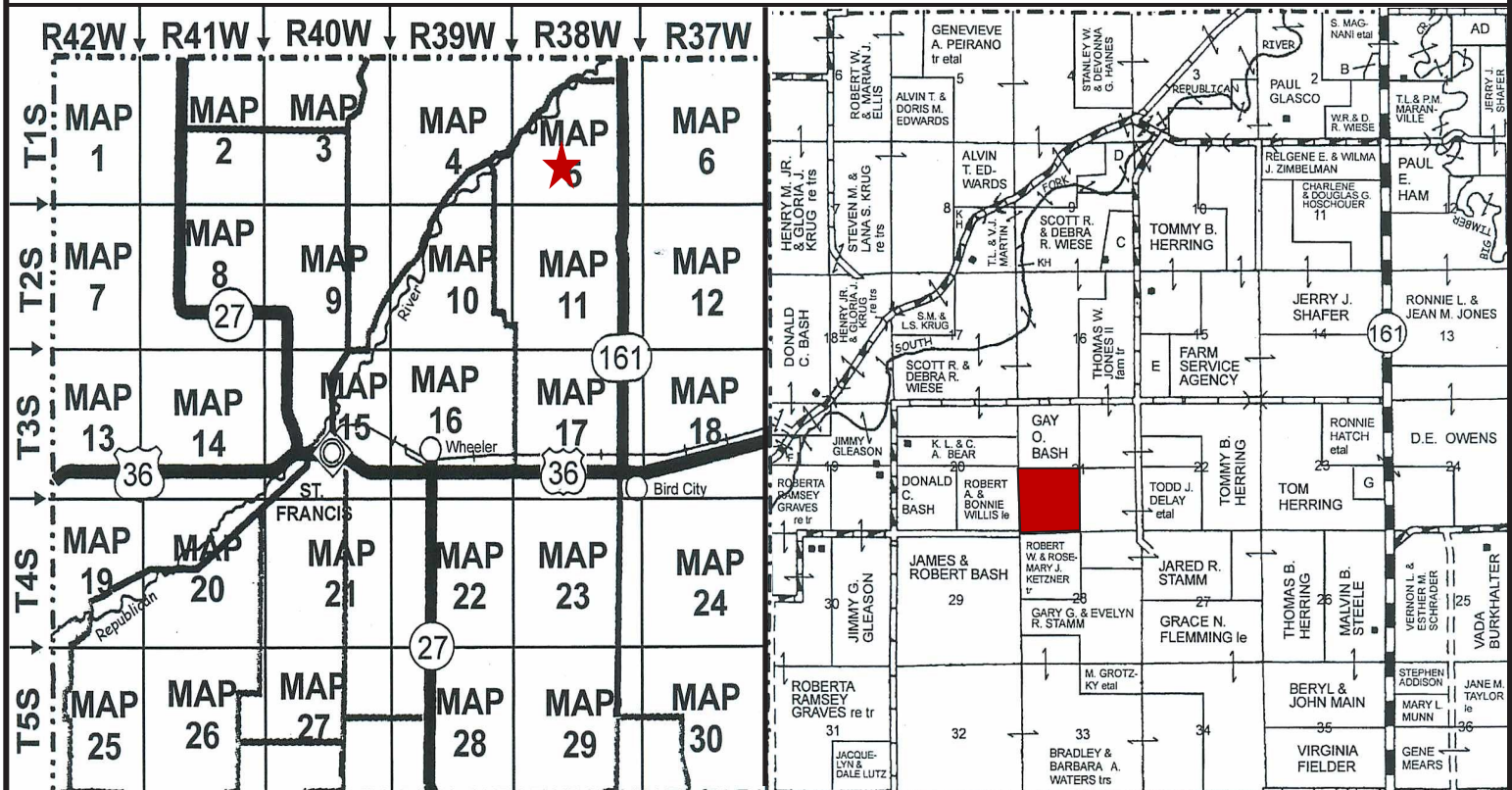


FOR SALE

162.95 ACRES CROPLAND

N5001

CHEYENNE COUNTY, KANSAS



LOCATION: From Bird City, KS go 13 miles North on Hwy 161 to C.R. AA. Proceed 2.5 miles West & you are at the SE corner of the property.

LEGAL: Township 1S, Range 38W, Section 21: SW4

ACREAGE: 162.95 +/- acres

POSSESSION: At closing.

MINERALS: Seller will retain 100% of the minerals

TAXES: 2015 Taxes—\$351.26

Taxes for 2015 will be paid by the Seller, 2016 taxes will be prorated to the date of closing.

PRICE: \$154,802.50



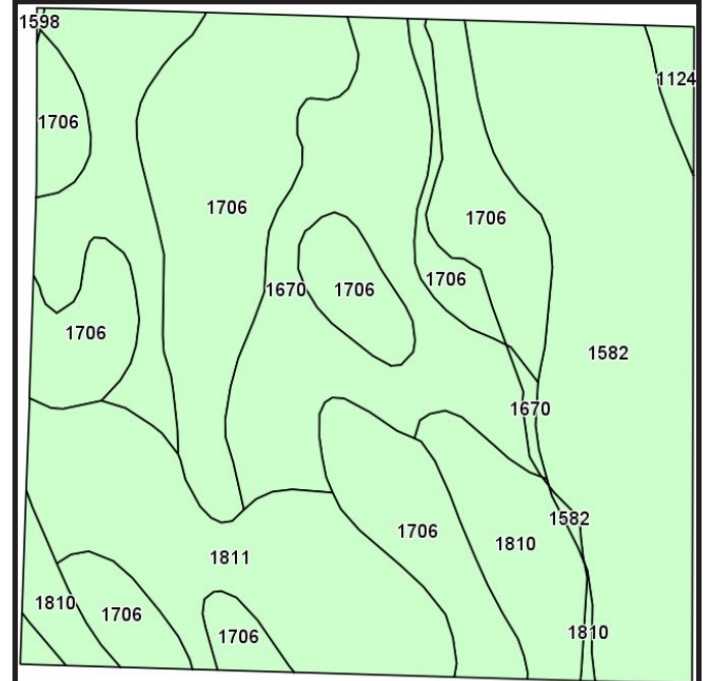
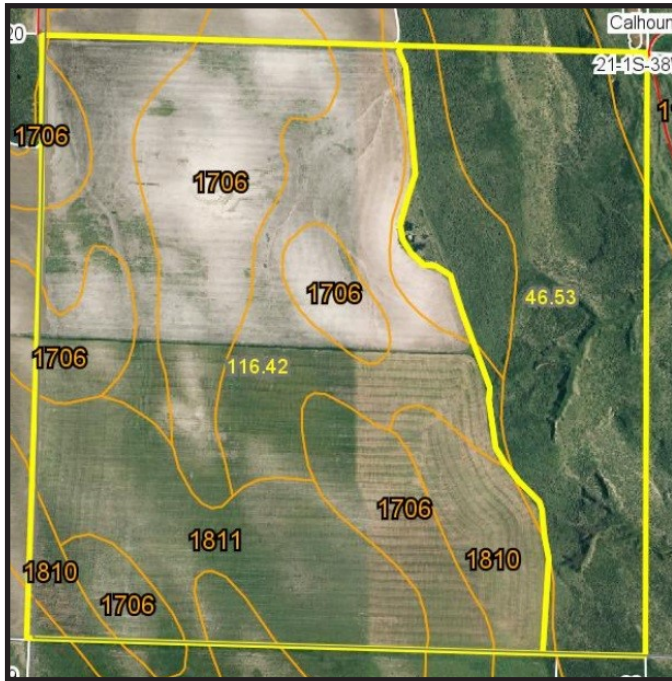
Colorado Land
Investments I, LLC

Larry J. Hostetler - Managing Broker
719-346-8661 (Office)

www.cololand.com

Driven by Integrity, Guided by Experience

FSA AND SOIL MAPS



Area Symbol: KS023, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
1706	Otero fine sandy loam, 7 to 15 percent slopes	56.41	34.6%	Vle	Vle
1582	Colby silt loam, 20 to 50 percent slopes	36.39	22.3%	Vlle	
1670	Manter fine sandy loam, 3 to 5 percent slopes	35.36	21.7%	IVe	IIle
1811	Satanta loam, 1 to 3 percent slopes	22.15	13.6%	Ile	Ile
1810	Satanta loam, 0 to 1 percent slopes	11.10	6.8%	Ilc	I
1124	Bridgeport silt loam, channeled	1.54	0.9%	Vw	

Specializing in Farm and Ranch Sales Throughout CO, KS, MT, NE, OK

NOTICE TO PERSPECTIVE PURCHASERS: The owner has either given the information contained herein to us or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. Colorado Land Investments I, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. Colorado Land Investments I, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the Sale of subject property.